

STATEMENT OF PROCEEDINGS  
REGULAR MEETING OF THE REDEVELOPMENT AGENCY  
OF THE COUNTY OF SAN DIEGO  
TUESDAY, APRIL 4, 2000  
9:00 a.m.

Meeting was called to order at 9:05 a.m.

Present: Members Dianne Jacob, Chairwoman; Greg Cox; Pam Slater; and Bill Horn; also Thomas J. Pastuszka, Clerk; Ron Roberts, Vice Chairman being absent.

Public Communication  
(No Speakers)

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REDEV	1. GILLESPIE FIELD REDEVELOPMENT PROJECT - PAYMENT FOR MARSHALL AVENUE ROAD IMPROVEMENTS [FUNDING SOURCE(S): AIRPORT ENTERPRISE FUND, 1995 GILLESPIE FIELD PROJECT BOND ISSUE, AND TAX INCREMENT REVENUE] (4 VOTES)
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**REDEV 1. SUBJECT: GILLESPIE FIELD REDEVELOPMENT PROJECT - PAYMENT FOR MARSHALL AVENUE ROAD IMPROVEMENTS**  
(Supv. Dist: 2)

**OVERVIEW:**

On July 14, 1998 (7) the San Diego County Board of Supervisors approved a cooperative agreement with the City of El Cajon to improve and extend Marshall Avenue. The City of El Cajon is lead agency for the project and all County contributions are paid directly to the City. The Board was informed a total project contribution of \$2,447,750 would be paid by the Airport Enterprise Fund and Redevelopment Agency; however, recommendations were incomplete and did not allow for full payment to the City. Approval of this proposal would establish appropriations and budgeted revenues necessary to effect proper capital project accounting.

Realignment of Marshall Avenue resulted in reduced access to, and parking for, Airport leasehold property. Approval of this proposal would also authorize an additional expenditure of \$250,000 for parking, curb modification and frontage road construction.

All Marshall Avenue project activities are eligible for Redevelopment Agency payment. However, in FY 98/99 the Airport Enterprise Fund paid \$825,000 directly to the City of El Cajon. This money should have been loaned to the Redevelopment Agency for payment to the City. This is a request to acknowledge the Redevelopment Agency Gillespie Field Project should

reimburse the Airport Enterprise Fund \$825,000 for the FY 98/99 payment it made to the City of El Cajon.

An additional unrelated issue is receipt of higher than anticipated FY 99/00 tax increment revenue for the Gillespie Field Redevelopment Project. State law requires housing set aside funds, based on tax increment revenue, be held in a separate low and moderate income housing fund. This is a request to establish appropriations of \$60,000 in overrealized tax increment revenue to accomplish the required transfer of funds.

**FISCAL IMPACT:**

Funding sources are Airport Enterprise Fund, 1995 Gillespie Field Project Bond Issue, and Tax increment revenue.

Specifically, funds for actions before the Board today for the Marshall Avenue Project include: 1) an FY 99/00 budgeted loan of \$915,687 (in addition to the \$825,000 AEF loan referenced in Recommendation 6) from the Airport Enterprise Fund to the Redevelopment Agency Gillespie Field Capital Project Fund 308611, and 2) a transfer of \$578,776 (\$45,891 budgeted for FY 99/00 plus \$532,885 included in Recommendations 2 and 3) remaining from the 1995 Gillespie Field Project bond issue (Improvement Fund 308613) to Capital Project Fund 308611.

Tax increment revenue is the funding source for appropriations of \$60,000 in funds that must be transferred from Redevelopment Agency Gillespie Field Capital Project Fund 308611 to Housing Fund 308621.

If approved, these requests will result in an additional FY 99/00 cost of \$592,885, (see recommendations 3 and 7) no annual cost and no additional staff years. There is no impact to the General Fund.

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER:**

1. Find in accordance with section 15096 of the State CEQA Guidelines, that the County of San Diego, as a responsible agency under CEQA, has considered the environmental effects of the project as shown in the Negative Declaration (ND) prepared by the lead agency dated 5/13/98 (Attachment B), together with the information contained in the Addendum (Attachment C) to the previously adopted ND, before approving the project and;

Find that there are no changes in the project or in the circumstances under which it is undertaken which involve significant new environmental impacts which were not considered in the previously adopted ND, or a substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the ND was prepared.

2. Establish appropriations of \$532,885 in Org. 8967 (Improvement Fund 308613) Account 6310 (Transfer to Capital Project Fund) based on unappropriated fund balance in Improvement Fund 308613, Account 0780. (4 VOTES)
3. Establish appropriations of \$532,885 in Org. 8957 (Redevelopment Agency Capital Project Fund 308611) Account 2290 (Structures and Improvements) for payment to the City of El Cajon for Marshall Avenue improvements, based on operating transfer from ORG 8967 (Improvement Fund 308613) Account 6310. (4 VOTES)
4. Direct the Clerk of the Board of Supervisors, upon receipt, to execute the First Amendment to the Cooperative Agreement with the City of El Cajon for the additional improvements to Marshall Avenue.
5. Authorize the Auditor and Controller to pay from ORG 8957 (Redevelopment Agency Capital Project Fund 308611) to the City of El Cajon \$1,494,463 for the County's outstanding contribution to the Marshall Avenue project.
6. Acknowledge the Redevelopment Agency should reimburse the Airport Enterprise Fund \$825,000 for FY 98/99 Airport Enterprise Fund payments to the City of El Cajon for the Marshall Avenue Project, and direct the Auditor and Controller to record it as a loan.
7. Establish appropriations of \$60,000 in Org. 8957 (Capital Project Fund 308611), Account 6310 (Operating Transfer to Housing Fund) based on over-realized tax increment revenue received from the Gillespie Field Redevelopment. (4 VOTES)

**ACTION:**

ON MOTION of Member Horn, seconded by Member Slater, the Members of the Redevelopment Agency withdrew the item at the request of the Chief Administrative Officer, on Consent.

AYES: Cox, Jacob, Slater, Horn

ABSENT: Roberts

There being no further business, the Board adjourned at 10:56 a.m.

THOMAS J. PASTUSZKA  
Clerk of the Board of Directors of the  
Redevelopment Agency

Notes by: Egan

NOTE: This Statement of Proceedings sets forth all actions taken by the Board of Directors of the San Diego County Redevelopment Agency on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.